

**ORDINANCE NO. 19-15**

**TO AMEND CERTAIN PORTIONS OF THE UNIFIED  
ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA,  
DESIGNATING THE TIME WHEN THE SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WEST  
LAFAYETTE, INDIANA, THAT ORDINANCE NO. 32-97 IS HEREBY AMENDED AS  
FOLLOWS:**

**Section 1:** Ordinance No. 32-97 of the City of West Lafayette, Indiana, is hereby amended to  
rezone the following described real estate, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**Section 2:** Said real estate is hereby rezoned as follows:

FROM: "PDNR" District

TO: "GB" District

**Section 3:** This ordinance shall be in full force and effect from and after its passage and  
signing by the Mayor.

## EXHIBIT A

### LEGAL DESCRIPTION - WABASH VILLAGE PLANNED DEVELOPMENT

A part of the Southeast quarter of Section 7, Township 23 North, Range 4 West, in Wabash Township, Tippecanoe County, Indiana, being part of the Wabash Village, Inc. property as described in Deed Book 263, Page 216, in the office of the Tippecanoe County Recorder, and being depicted on a Plat of Survey by John E. Fisher and Associates, P.C., Commission No. 02.31.13, Document No. 04008381, Recorded March 30, 2004, being more completely described as follows:

Commencing at the East Quarter Corner of Section 7-32N-4W, said point being marked by a Berntsen A1NB Aluminum monument;

thence along the North Line of the Southeast Quarter of said Section, North 89°15'17" East 2667.55 feet to a Berntsen A1NB Aluminum Monument at the Center of said Section;

thence along the West Line of said Southeast Quarter South 00°24'29" West 168.00 feet to the Point of Beginning of the herein described tract; thence along the south common line of the Bougher property as described in Doc No. 98-20706, the Morris property as described in Doc. No. 88-11105, and the Good property as described in Document No. 02019830, all in the office of the Tippecanoe County Recorder, South 89°15'17" East 445.00 feet to the southeast corner of said Good property;

thence along the east line of said Good property North 00°24'29" East 125.00 feet to the South Right-of-Way Line of US Highway 52;

thence along said Right-of-Way Line South 89°15'17" East 55.00 feet to the northwest corner of Lot One (1) in Wabash Village Commercial Subdivision, as per the plat thereof, recorded in Plat Cabinet C, Slide 112 in said Records Office;

thence on the following three courses along said Lot One (1):

- (1) South 00°33'43" West 187.61 feet;
- (2) South 89°26'17" East 268.91 feet;
- (3) North 01°13'43" East 173.50 feet to the South Right-of-Way Line of US Highway 52;

thence along said Right-of-Way Line South 85°08'49" East 198.05 feet to the northwest corner of Lot One in Wabash Village Minor Subdivision #2, as per the plat thereof recorded in Plat Cabinet 7, Slide 30;

thence on the following two courses along said Lot One:

- (1) South 00°18'00" West 268.78 feet;
- (2) South 84°10'26" East 133.16 feet to the west line of a certain Lease as recorded in Lease Record 15, page 147;

thence along said lease line South 00°18'00" West 81.56 feet to the Westerly Right-of-Way of Nighthawk Drive;

thence along said Right-of-Way for the following seven courses:

- (1) South 38°27'56" West 10.66 feet;
- (2) South 02°59'34" East 53.46 feet;
- (3) South 15°48'43" West 56.91 feet;
- (4) South 05°48'43" West 56.91 feet;

- (5) North 89°11'17" West 15.00 feet;
- (6) South 36°22'21" West 34.09 feet;
- (7) South 00°55'00" West 50.62 feet to the north line of Park Ridge Subdivision, Part 1, as per the plat thereof, recorded in Plat Cabinet 7, Slide 36, in said Recorders Office;

thence along said north line North 89°05'00" West 812.46 feet to the east line of the City of West Lafayette property, recorded in Deed Book 262, page 614, in said Recorders Office;

thence on the following three courses along said City property:

- (1) North 00°30'00" East 88.17 feet;
- (2) North 71°28'00" West 105.16 feet;
- (3) North 89°05'00" West 130.00 feet to the West Line of the Southeast Quarter of Section 7-23N-4W;

thence along said West Line North 00°24'29" East 393.20 feet to the Point of Beginning, containing 11.984 acres, more or less.

EXCEPT:

Lot Number One (1) in Wabash Village Minor Subdivision #1, as per the plat thereof recorded in Plat Cabinet F, Slide 75, Document No. 99-15216, on June 9, 1999, in said Recorders Office, containing 0.559 acres more or less.

Contain 11.425 acres more or less, after said exception.

ALSO EXCEPT:

Lot Number Two (2) in Wabash Village PD Phase 1, as per the plat thereof recorded in Plat Cabinet 11, Slide 287, Document No. 05-009933, on May 5, 2005, in said Recorders Office, containing 1.273 acres more or less.

Containing 10.152 acres more or less, after said exception.

ALSO EXCEPT:

Lot Number Three (3) in Wabash Village PD Phase 1, as per the plat thereof recorded in Plat Cabinet 11, Slide 287, Document No. 05-009933, on May 5, 2005, in said Recorders Office, containing 2.150 acres more or less.

Containing 8.002 acres more or less, after said exception.

ALSO EXCEPT;

The Right-of Way for Salisbury Street recorded in instrument number 2014140026905, on February 21, 2014, in said Recorders Office, containing 0.445 acres more or less.

Containing 7.557 acres more or less after said exception.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD